042.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	962,600 / 962,600
					USE VALUE:	962,600 / 962,600
					ASSESSED:	962,600 / 962,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		BEACON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRONDUTO ROCCO JR
Owner 2:	
Owner 3:	
Street 1:	8 BEACON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,706 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1976, having primarily Brick Exterior and 3072 Square Feet, with 6 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	6706.000	465,700		496,900	962,600
Total Card	0.154	465,700		496,900	962,600
Total Parcel	0.154	465,700		496,900	962,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 313.35 | /Parcel: 313.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 28981

GIS Ref

GIS Ref

Insp Date 11/23/18

Parcel ID 042.0-0003-0005.0

!3527!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	442,500	0	6,706.	496,900	939,400	939,400	Year End Roll	12/18/2019
2019	111	FV	408,100	0	6,706.	528,000	936,100	936,100	Year End Roll	1/3/2019
2018	111	FV	408,100	0	6,706.	385,100	793,200	793,200	Year End Roll	12/20/2017
2017	111	FV	383,600	0	6,706.	335,400	719,000	719,000	Year End Roll	1/3/2017
2016	111	FV	383,600	0	6,706.	285,700	669,300	669,300	Year End	1/4/2016
2015	111	FV	355,100	0	6,706.	279,500	634,600	634,600	Year End Roll	12/11/2014
2014	111	FV	355,100	0	6,706.	229,800	584,900	584,900	Year End Roll	12/16/2013
2013	111	FV	355,100	0	6,706.	218,700	573,800	573,800		12/13/2012

PRINT

Date	Time
12/10/20	18:45:26

LAST REV

Date	Time
04/09/19	14:12:33

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3527

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRONDUTO LINDA	26756-214		10/18/1996			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/1999	509	Addition	62,000	C				ADD 3RD FLOOR
7/29/1998	509	Addition	62,000	C				ADD 3RD FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
11/23/2018	MEAS&NOTICE	HS	Hanne S
3/11/2009	Measured	197	PATRIOT
10/26/2000	Hearing N/C	201	PATRIOT
4/21/2000	Inspected	276	PATRIOT
2/16/2000	Measured	197	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	28981
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		6706		Sq. Ft.	Site		0	80.	0.93	1									496,947						496,900	

Total AC/HA: 0.15395 | Total SF/SM: 6706 | Parcel LUC: 111 Apts. 4-8 | Prime NB Desc: ARLINGTON | Total: 496,947 | Spl Credit | Total: 496,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2 - 2 Story		
(Liv) Units:	6	Total:	6
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1976	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.2	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.16269529
Const Adj.:	1.06049991
Adj $ / SQ:	172.625
Other Features:	190000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	631037
Depreciation:	165332
Depreciated Total:	465705

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	8	Baths:	4	HB	

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	2	1	M
2	1	1	M
2	4	2	2
Totals			
6	14	8	

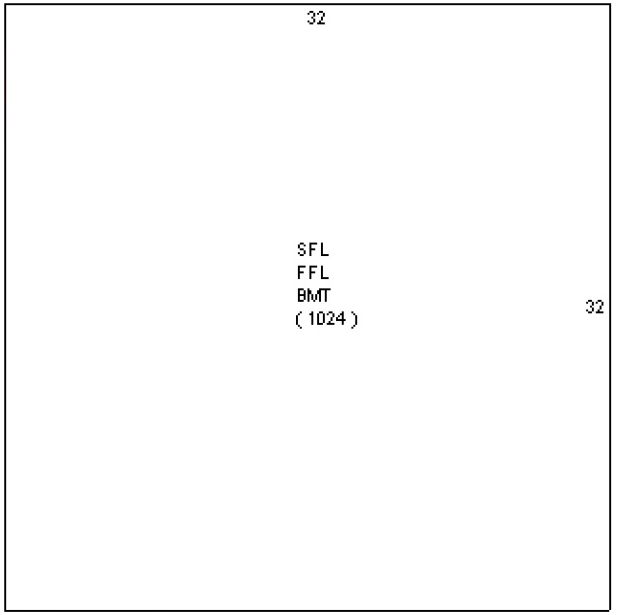
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	172.63
Special Features:	0	Val/Su Net:	151.60
Final Total:	465700	Val/Su SzAd	227.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,024	85.450	87,500
FFL	First Floor	1,024	172.630	176,768
SFL	Second Floor	1,024	172.630	176,768

Net Sketched Area:	3,072		Total:	441,036	
Size Ad	2048	Gross Are	3072	FinArea	3072

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 042.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	80	A	AV	2000	0.00	T	15.2	111						

More:	N	Total Yard Items:		Total Special Featues:		Total:	